

8921 US Hwy 290 West Wastewater Service Extension Request #4796

**Environmental Commission Meeting
November 3, 2021**

Request Summary

- 69.12 acres
- 2-Mile ETJ
- Slaughter Creek Watershed, Barton Springs Zone
- Located in the Edwards Aquifer Contributing Zone
- Drinking Water Protection Zone (DWPZ)
- Applicant is proposing to develop a 280-unit multi-family project with 140 Land Use Equivalents (LUEs)

SER #4796

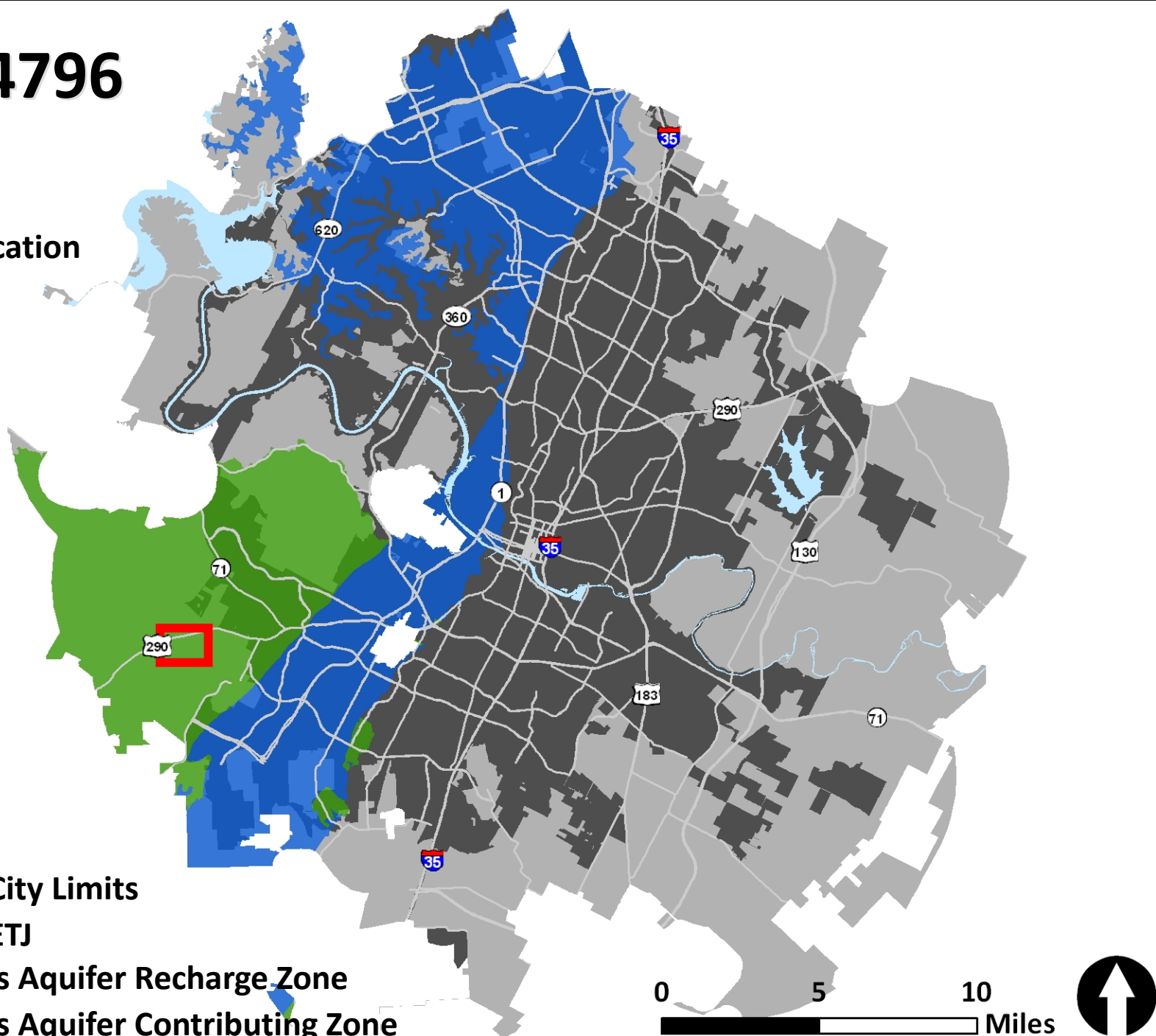
 Site Location

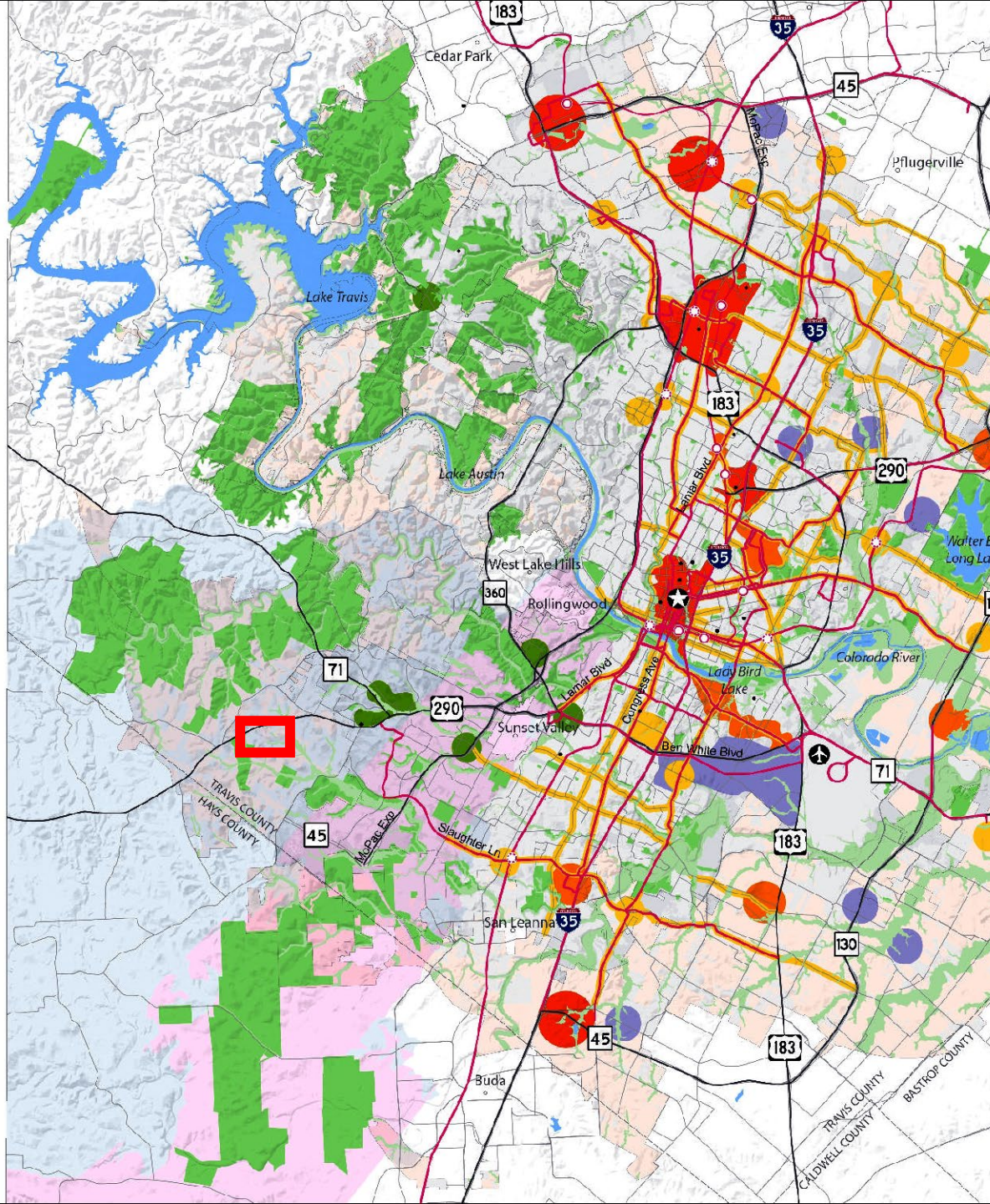
Austin City Limits

Austin ETJ

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone





Growth Concept Map

Legend

- Regional Center
- Town Center
- Neighborhood Center
- Activity Corridor
- Activity Centers for Redevelopment in Sensitive Environmental Areas
- Job Center
- Current Open Space
- Future Open Space
- Barton Springs Contributing Zone
- Barton Springs Recharge Zone
- College / University

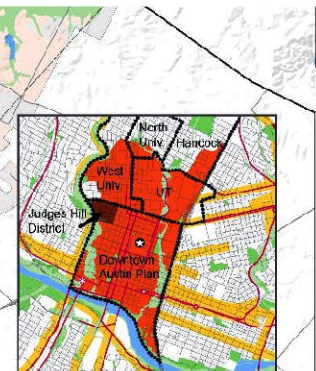
Transportation

- High Capacity Transit Stop
- ✦ Proposed High Capacity Transit Stop
- High Capacity Transit
- Highway
- Other Streets

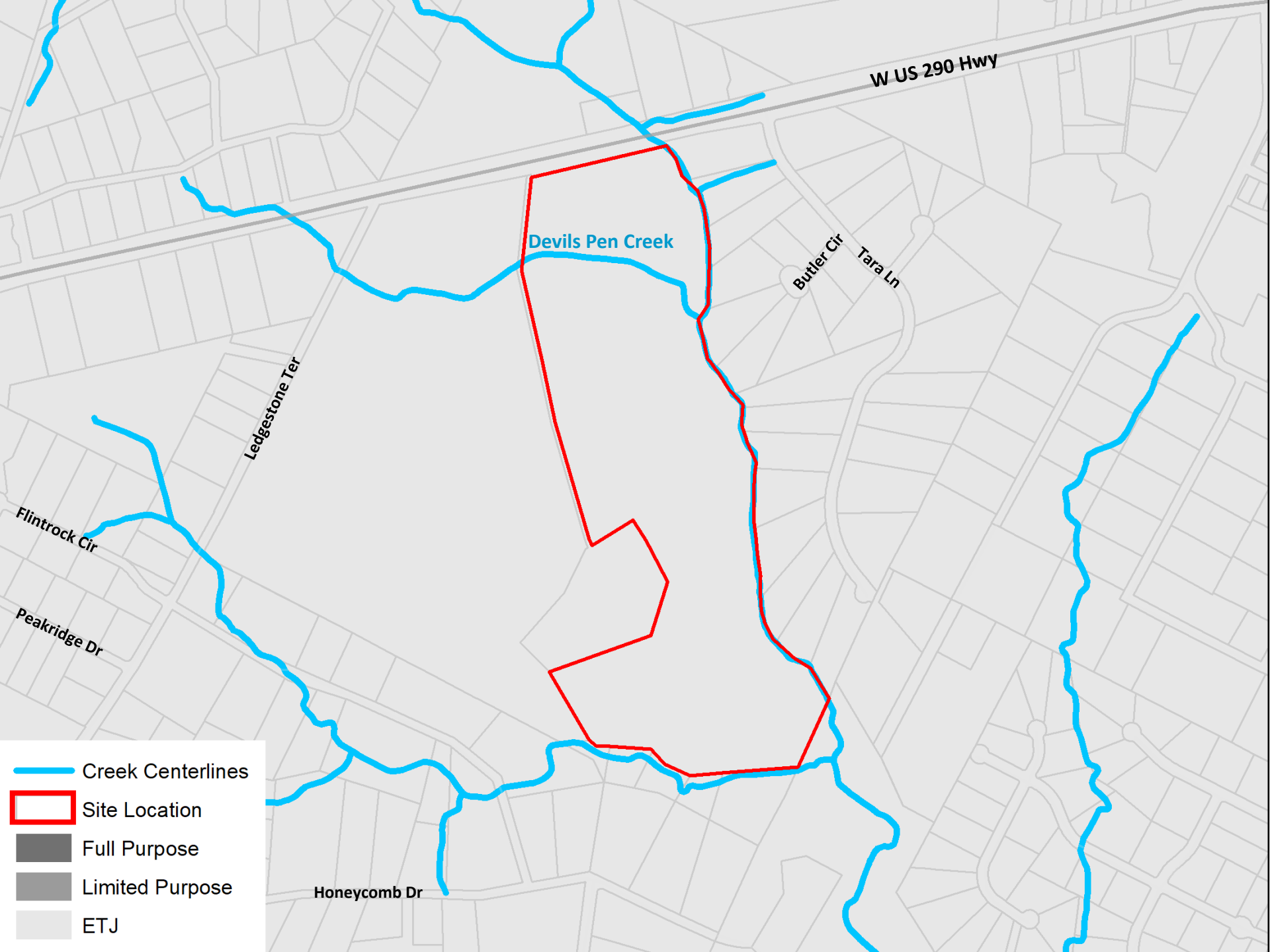
Boundaries

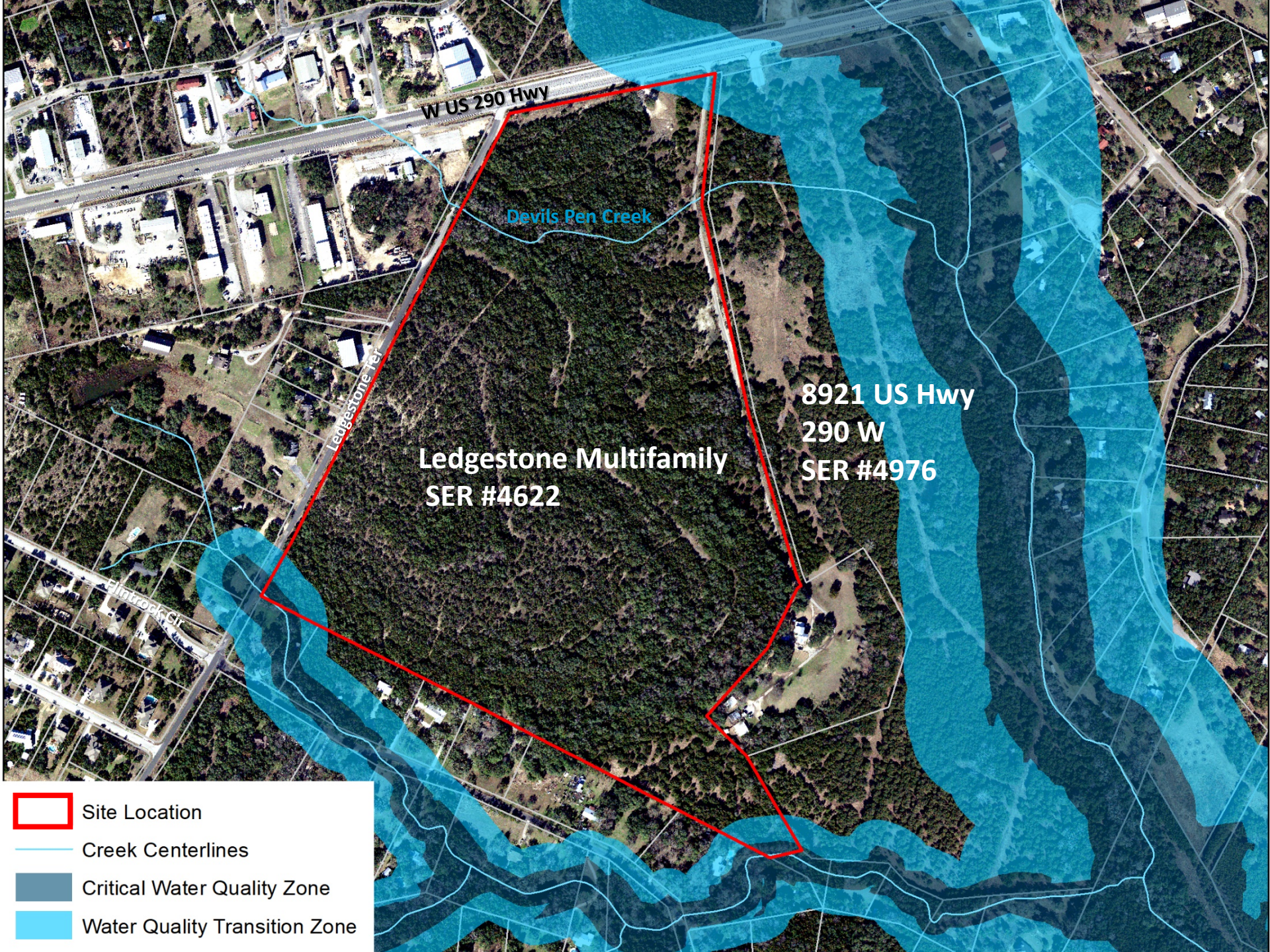
- City Limits
- ETJ
- County Boundaries

□ Site Location



Downtown Regional Center and Neighborhood Planning Areas





W US 290 Hwy





Devils Pen Creek

Ledgestone Ter

Ledgestone Multifamily
SER #4622

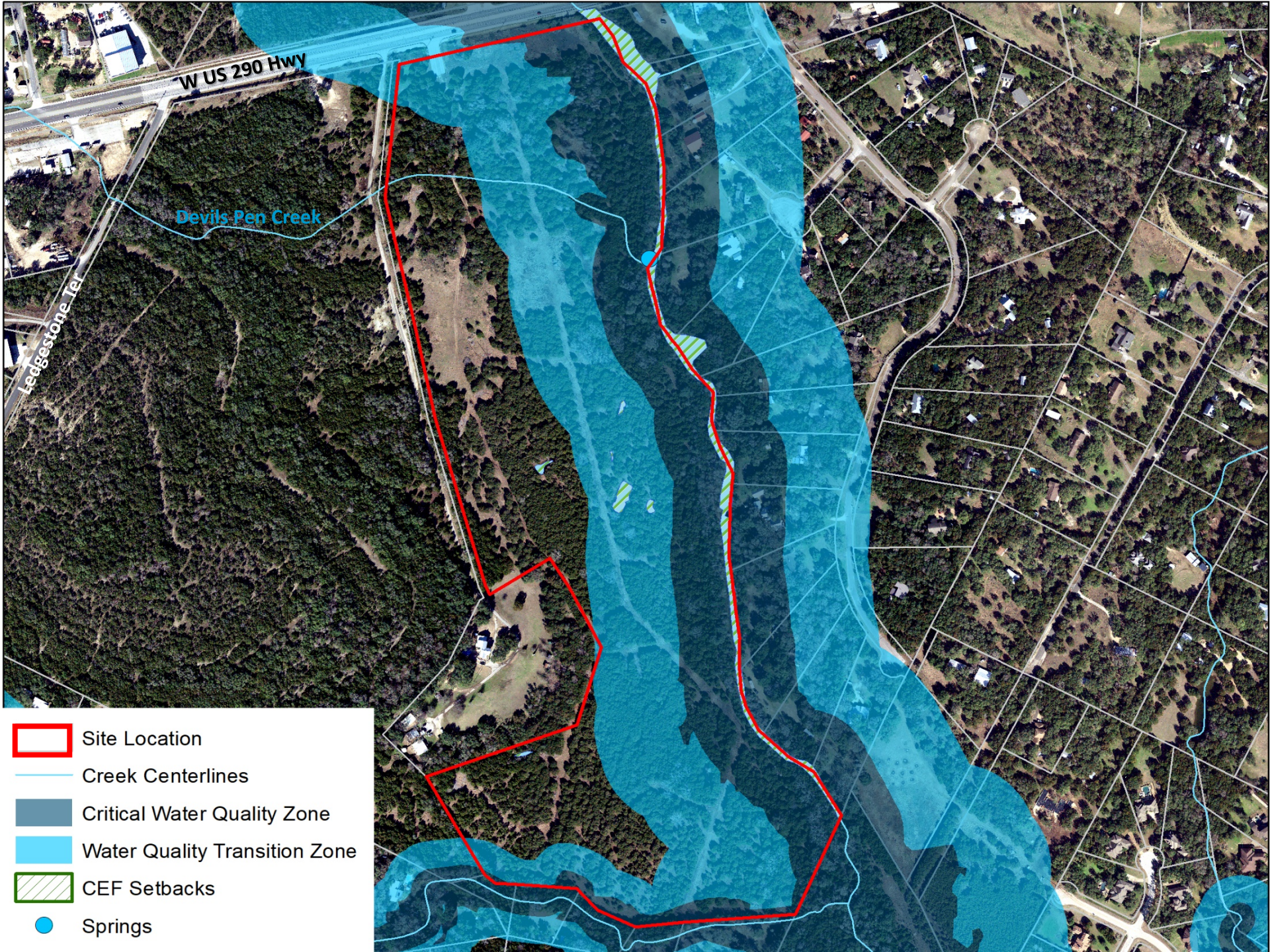
8921 US Hwy
290 W
SER #4976

Flintrock Cir

-  Site Location
-  Creek Centerlines
-  Critical Water Quality Zone
-  Water Quality Transition Zone

SER #4796 Environmental Impacts

- Contains Devils Pen Creek and associated critical water quality zone (CWQZ) and water quality transition zone (WQTZ)
- Seven wetland critical environmental features
- One seep critical environmental feature
- Does not drain to occupied salamander habitat.



W US 290 Hwy

Devils Pen Creek

Ledgestone Ter

-  Site Location
-  Creek Centerlines
-  Critical Water Quality Zone
-  Water Quality Transition Zone
-  CEF Setbacks
-  Springs

SER #4796

Lift Station & Force Main Improvements

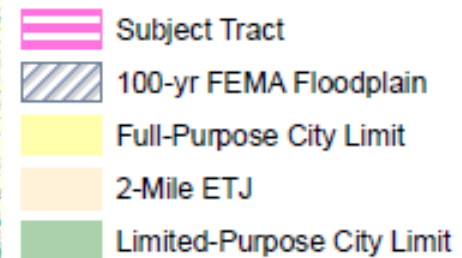
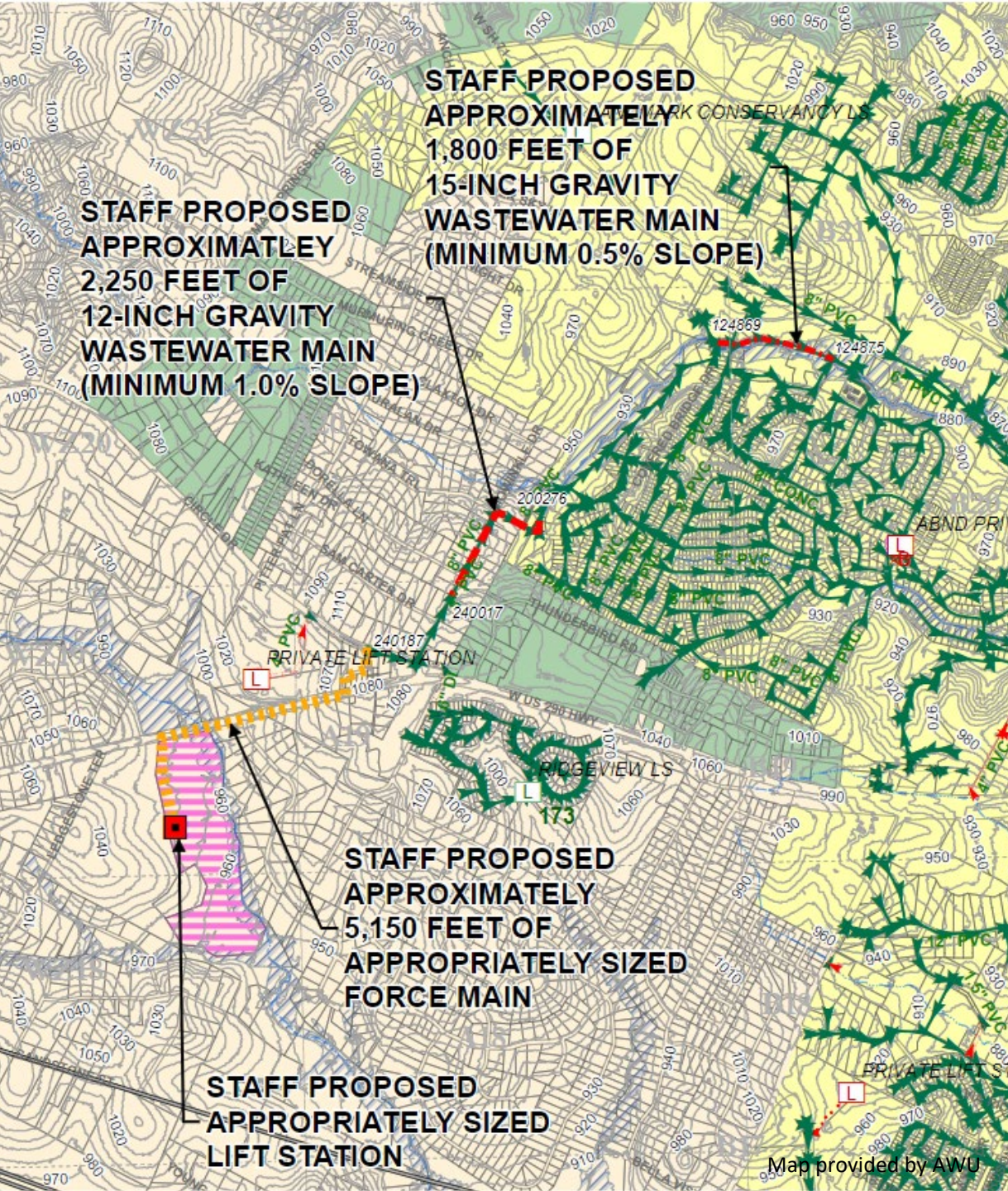
- Due to the approved Ledgestone Multifamily SER on the adjacent property, there are two possible scenarios for development:
 - Scenario 1: Both developers build one lift station & force main to serve both properties
 - Due to cost & limited allowable space in ROW, this is the most likely scenario.
 - Scenario 2: Developer builds lift station & force main for this property only. Ledgestone Multifamily development will be responsible to upgrade existing lift station & force main or build their own on the adjacent property.

SER #4796 Water Service

- The site is in the water service area of the West Travis County Public Utility Agency (PUA).

SER #4796

Proposed Wastewater Extension

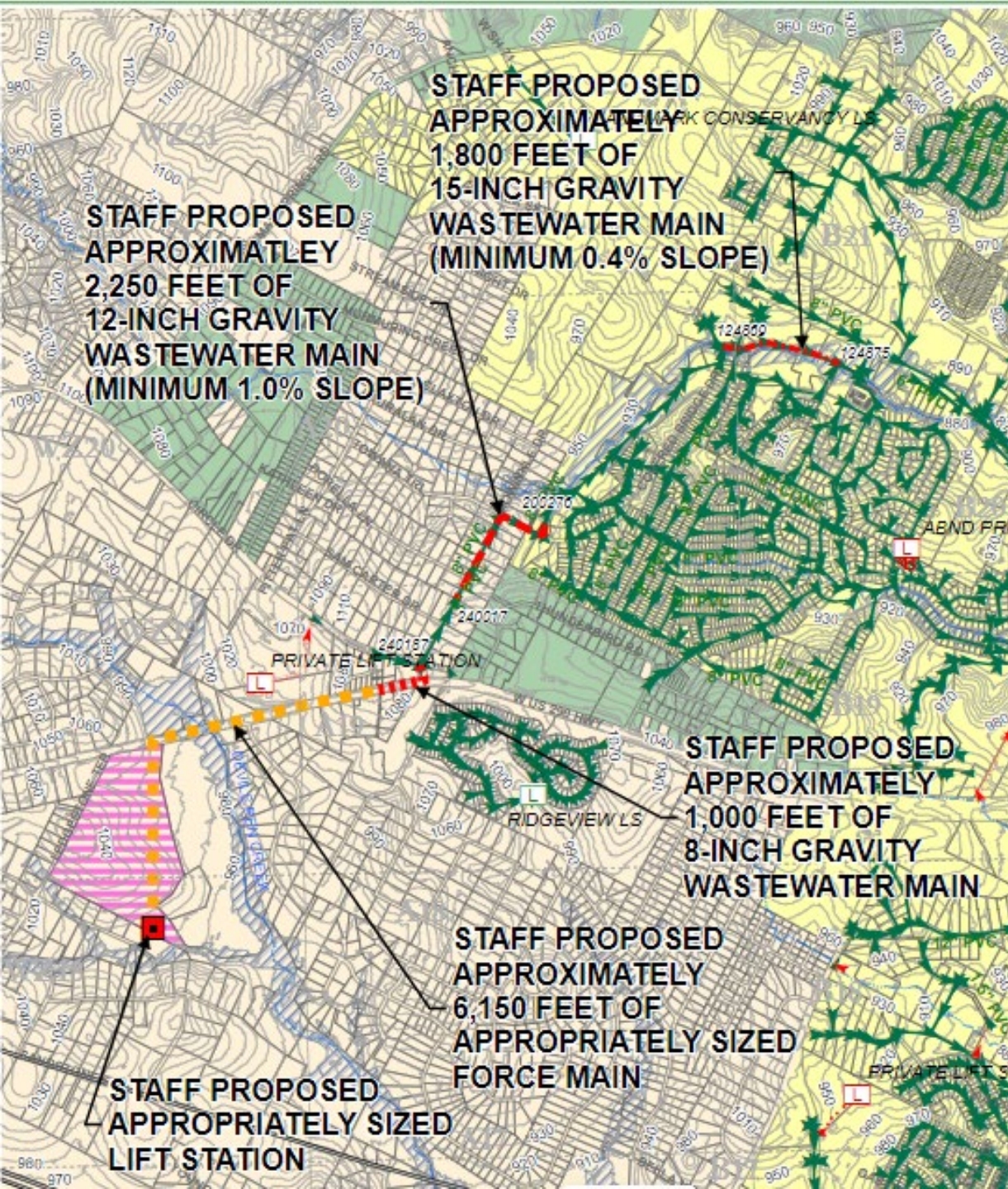


Map provided by AWU

Map provided by Austin Water

Ledgestone SER #4622

Approved Wastewater Extension



- Subject Tract
- 100-yr FEMA Floodplain
- Full-Purpose City Limit
- 2-Mile ETJ
- Limited-Purpose City Limit

Map provided by Austin Water

SER #4796 Development Impacts

- Construction of the wastewater main and lift station are required to be located outside of the WQTZ and CWQZ.
- The layout of the proposed lift station will be reviewed when the project is submitted for site plan review and must comply with City Code.

SER #4796 Alternative Wastewater Service

- If service is not extended to the site and wastewater disposal is required, the applicant would likely apply for a Subsurface Area Drip Dispersal System (SADDS) issued by the Texas Commission on Environmental Quality (TCEQ)
- Net site area impervious cover = 25%
- An estimated 8.3 acres would be deducted from the net site area calculations for the impervious cover limits for a dispersal field, on-site storage, & on-site treatment plant
- This scenario would disturb over 8 acres of uplands.

Staff Recommendation

Staff recommends approval.

- The approved Ledgestone Multifamily SER will eventually allow for construction of new public wastewater infrastructure & the proposed infrastructure is similar to that which has been previously approved for the Ledgestone Multifamily SER on the adjacent property.

Staff Recommendation

Staff recommends approval.

- The existing parcel already has an approved site plan for an athletic complex. The level of development associated with the proposed apartment buildings will be similar to the amount already allowed due to site development regulations.
- The area that would be required for subsurface irrigation under an alternative wastewater treatment scenario would disturb over an estimated 8 acres of uplands.

Contact Information

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